



43 WESTON ROAD,
FAILAND, BS8 3UR

**GOODMAN
& LILLEY**







43 WESTON ROAD

FAILAND BS8 3UR

GUIDE PRICE
£950,000

A golden opportunity to acquire this stylishly and substantial detached family home with four bedrooms, ample driveway parking and double garage, situated in a generous plot, position in the popular village of Failand with great access to Bristol.

We do anticipate a good degree of interest in this house so please call, click or come in and visit our experienced sales team to arrange your viewing.

Location

The village of Failand lies approx. 3.5 miles from Brunel's famous Suspension bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx. 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities. Within 1.5 miles there are two notable golf courses and David Lloyd Sports & Leisure Club, and the nearby Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

The entrance to the house is within a recessed storm porch, which forms part of a single storey section to the house

which incorporates part of the spacious entrance hall, a cloakroom/WC, a fitted home-office/study and the adjoining double garage.

The study and sitting room, to the front of the property, both feature bay-windows. The 20 ft. sitting room is a superb main reception rooms which opens through double doors into a wonderful open plan space to the rear of the property that incorporates the 17 ft. dining room, that in one direction opens onto a 17 ft. conservatory, and in the other to a 15 ft. wonderfully fitted kitchen/breakfast room all opening out to the rear garden. Also on the ground floor there is a utility room off of the central hallway.

First Floor

Upstairs, there's a light and spacious landing area, off of which are the four double bedrooms and the family bathroom. The master bedroom, to the rear of the property, overlooking the rear

garden, also has the benefit of a full en-suite bathroom. The main family bathroom and the en-suite both have a bath and a shower cubicle. The four bedrooms all have built-in wardrobes and there is an airing cupboard on the central landing.

Outside

Gardens

The house is set in the middle of a generous plot. There is a large front garden incorporating the driveway and a lawn.

The large, level, rear garden, is accessible via the kitchen or the conservatory and is a fabulous space, with patio area and a large lawn, hedges, flower beds/borders and trees, including a Magnolia. There is additional side access from the front of the property.

Double Garage and Driveway

There is an impressive double garage (19' x 17' or 5.79m x 5.18m). accessed by the driveway that in turn offers ample additional parking.



- Stunning detached home in a spacious plot
- Spacious level rear garden
- Superbly convenient location close to Clifton Village and Bristol
- Garaging and ample driveway parking
- Spacious and light accommodation
- Popular North Somerset village





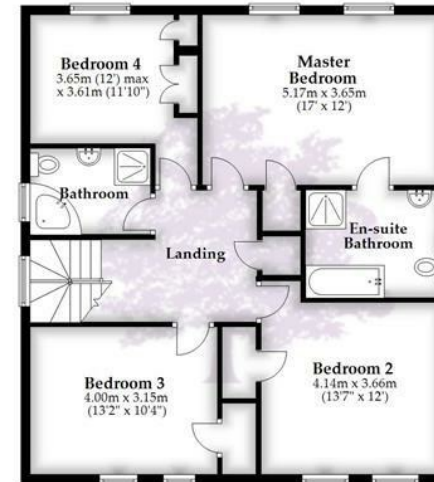
GOODMAN
& LILLEY



Ground Floor



First Floor



Total area: approx. 240.1 sq. metres (2584.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla